



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: August 3, 2006 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Donald F. Naber
Joyce O'Connor Davidson

Absent: Stephan M. Rodolakis, Vice-Chairman
Kathleen M. Keohane, Clerk

Also Present: Eric Denoncourt, Engineer/Planner

- Mr. Gordon opened the meeting at 7:01 P.M.
- **Review and Approve Minutes** – Mr. Denoncourt noted that minutes for the July 13, 2006 meeting were not complete.
- **Sign Bills** – There were no bills.
- **New Business a. Bond Release for Stone Meadow Farm, Accepted Street** – The Board voted 3 – 0 to approve the bond release as prepared by the Engineering Department.
- **7:05 P.M. Zoning Change Request, Public Hearing, Location: Boston Turnpike (Route 9) & Lake Street** – Katherine Wellington, proponent for the zoning change requested to withdraw the proposal and resubmit for a presentation at the September 7, 2006 Planning Board Meeting. The Board voted 3 – 0 to accept the request to withdraw and scheduled the new hearing for Thursday, September 7, 2006 at 7:05 P.M.
- The Board discussed the status of the two North Street intersections under construction as part of the improvements for Highland Hill Estates Subdivision. Mr. Denoncourt noted that a majority of the work should be completed by the next meeting. Mr. Naber requested an update if there is any change. Mr. Gordon noted that relocation of the utility pole may cause some delay in finalizing the work.
- The Board discussed the recent legislation passed regarding the "Mullin Rule". Information regarding the new legislation was included in the meeting packets. Mr. Gordon suggested that this may be something the Town should consider adopting. Mr. Gordon asked Mr. Denoncourt to look into the "Municipal Acceptance" requirement referenced in the legislation.
- **7:10 P.M. Russell Industrial Park, Definitive Subdivision, Public Hearing, Continued from June 8, 2006, Location: 455 Hartford Pike (Route 20)** – (7:16) Mr. Gordon read a letter dated August 2, 2006 from Robert G. Murphy requesting to continue the hearing to September 7, 2006 and granting an extension to the decision deadline to

September 22, 2006. The Board voted 3 – 0 to continue the hearing and grant the requested extension.

- Mr. Gordon informed Mr. Donahue that the Board had already voted to approve the bond reduction for Stone Meadow Farms Subdivision.
- Mr. Denoncourt reviewed some of the information available on the town's website including the zoning bylaw, subdivision regulations, list of active subdivisions, meeting minutes, agendas, and other related information. Mr. Denoncourt also noted that the site is in need of an update and any suggestions or comments would be welcome.
- Mr. Gordon asked if it was time to update the subdivision regulations. Mr. Denoncourt commented that the regulations need a more extensive overhaul rather than an update. Mr. Gordon asked if this could be done in-house or if an outside consultant would be required. Mr. Denoncourt responded that if time permits the work could be done in-house.
- Mr. Gordon reviewed the draft agenda for the September 7, 2006 meeting and noted that the Board welcomes comments regarding the draft inclusionary regulations.
- Mr. Gordon reviewed the general procedures for subdivision approval and noted that the Planning Board is growing tired of poor submittals. In the future the Board will consider turning down more of the poor and/or incomplete submittals. Mr. Naber added that it is frustrating that a few projects have the same problems over and over.
- **7:30 P.M. Choice Auto, Site Plan Approval, Public Hearing, Location: 425 Boston Turnpike @ Saybrook Road – (7:31)** Mr. Gordon read a letter dated August 2, 2006 from Ray Daneshmand requesting to continue the hearing until September 7, 2006. The Board voted 3 – 0 to continue the hearing to September 7, 2006 at 7:20 P.M.
- The Board voted to adjourn the meeting at 7:32 P.M.

Respectfully Submitted,

Eric Denoncourt